

## ACCESSORY DWELLING UNIT Code Compliance Inspection

Your ADU must be inspected by a Code Compliance Officer prior to final occupancy approval. **This inspection is separate from the building inspection required for all remodeling permits.** Please contact the Code Compliance Officer assigned to your ADU permit, or call 425-452-6875 to schedule an inspection. If you have any questions concerning your application submittal, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

The Code Compliance Officer will inspect for the following minimum technical code standards necessary for ADU approval:

INSPECTION CHECKLIST	MINIMUM STANDARDS
Exit Facilities and Emergency Escapes	<ol style="list-style-type: none"> <li>1. For every sleeping room -- At least one operable window or door approved for emergency escape directly to the outside and conforming to the following unobstructed dimensions: <ul style="list-style-type: none"> <li>-- Minimum net clear openable area 5.7 sq. ft.</li> <li>-- Minimum net clear openable height 24 inches</li> <li>-- Minimum net clear openable width 20 inches</li> <li>-- Minimum finished sill height above floor 44 inches</li> </ul> </li> <li>2. Bars, grills, or grates -- Equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort.</li> </ol>
Light and Ventilation	<ol style="list-style-type: none"> <li>1. Natural light for all rooms -- Exterior glazed openings with an area not less than one-tenth of the floor area of the room, with a minimum of 10 square feet.</li> <li>2. Natural ventilation for all rooms -- Openable exterior openings with an area of not less than one-twentieth of the floor area of the room, with a minimum of 5 square feet.</li> <li>3. Natural ventilation for bathrooms, laundry rooms, and similar rooms <ul style="list-style-type: none"> <li>-- Openable exterior openings with an area not less than one-twentieth of the floor area of the room, with a minimum of 12 square feet <b>OR</b></li> <li>-- A mechanical ventilation system connected directly to the outside, capable of providing 5 air changes per hour. The point of discharge of exhaust air must be at least 3 feet from any opening into the building.</li> </ul> </li> </ol> <div style="text-align: right;">(OVER)</div>

Room Dimensions	<ol style="list-style-type: none"> <li>1. Ceiling height -- Not less than 7 feet 6 inches. <b>Exception:</b> Kitchens, halls, and bathrooms -- not less than 7 feet.</li> <li>2. At least one room must have not less than 120 square feet of floor area; other rooms (except kitchens), not less than 70 square feet.</li> </ol>
Smoke Detectors	<ol style="list-style-type: none"> <li>1. Installed in each sleeping room <b>and</b> at a point centrally located in the corridor or area giving access to each separate sleeping area.</li> <li>2. Installed in the hallway and in the adjacent room where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.</li> </ol>
Efficiency Dwelling Units	<p>Must conform to other requirements of the code, <b>except</b> the unit must have:</p> <ol style="list-style-type: none"> <li>1. A living room of not less than 220 square feet, with an additional 100 square feet for each occupant of the unit in excess of two.</li> <li>2. A separate closet.</li> <li>3. A kitchen sink, cooking appliances, and a refrigerator -- Each having not only a clear working space of not less than 30 inches in front, but also light and ventilation.</li> <li>4. A separate bathroom containing a toilet, wash basin, and bathtub or shower.</li> </ol>
Special Hazards*	<ol style="list-style-type: none"> <li>1. Visual observation of possible electrical hazards: wiring, switches, outlets, fixtures, panel, etc. that appear unusual.</li> <li>2. Visual observation of possible mechanical hazards: chimney, woodstove, fireplace, etc.</li> </ol> <ul style="list-style-type: none"> <li>• <b>Note:</b> If possible hazards to the life or safety of occupants are noted, a City inspector may be called in to verify conditions, and the owner may be <u>required</u> to make necessary corrections.</li> </ul>